

**PROPOSED BUILDING ADDITION – SITE DATA**

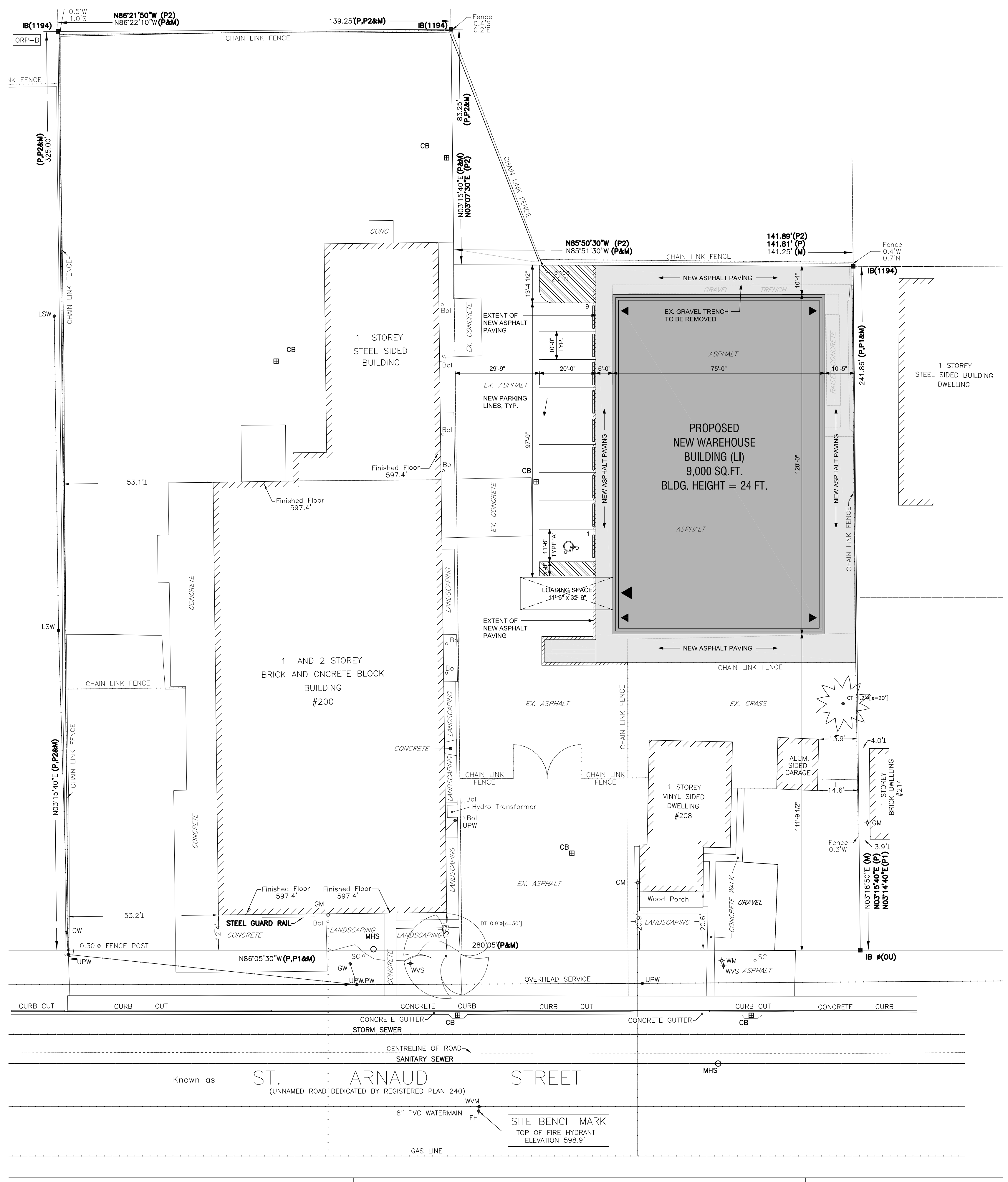
SITE ZONING:	LIGHT INDUSTRIAL (LI)
LOT AREA =	34,151 SQ.FT. (0.78 ACRES)
EXISTING HOUSE	1,461 SQ. FT.
NEW WAREHOUSE ADDITION	9,000 SQ. FT.
TOTAL BUILDING AREA	10,461 SQ. FT.
BUILDING FOOTPRINT (LOT COVERAGE) =	10,724 SQ. FT. (30.63%)
LANDSCAPE AREA REQUIRED 10% =	3,415 SQ. FT.
LANDSCAPE AREA PROVIDED =	8,589 SQ. FT. = 25.15%
MINIMUM FRONT YARD DEPTH =	29.50 FT.
MINIMUM REAR YARD DEPTH =	26.20 FT.
MINIMUM SIDE YARD WIDTH =	10.00 FT.
PROPOSED BUILDING HEIGHT =	24.00 FT.

**TOWN OF AMHERSTBURG PARKING REQUIREMENTS**

WAREHOUSE = 1 SPACE PER 2,153 SQ.FT.

**PARKING BREAKDOWN**

EX. HOUSE =	1,610 SQ.FT. = 2 SPACES
NEW WAREHOUSE =	9,000 SQ.FT. = 5 SPACES
TOTAL PARKING REQUIRED =	7 SPACES
EXISTING PARKING SPACES =	2 SPACES
TOTAL PARKING PROVIDED =	9 SPACES (INCLUDING 1 ACCESSIBLE)



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

A	Detail Number
B	Detail Sheet

- Issuances**
- Preliminary
  - Bids
  - Permits
  - Construction
- SPA  
JUNE 10, 2024  
SPA REV.  
JUNE 19, 2024

Revisions

Sheet Title  
PROPOSED OVERALL SITE PLAN & SITE DATA

Project/ Client  
PROPOSED NEW WAREHOUSE BUILDING  
208 ST. ARNAUD STREET  
TOWN OF AMHERSTBURG, ONTARIO

Drawn By  
OA

Checked By  
PA

Date  
MAY, 2024

Project No.  
8650

Drawing No.  
A0